



**SEALED BID SALE
SALE OF REAL ESTATE
ROUTE 653, COURTHOUSE ROAD
CHESTERFIELD, VIRGINIA
Parcels 074 and 084 Combined, (PMI 1000892)**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT), in the office of the State Right of Way Property Management Program Manager located at 1401 E. Broad Street, Richmond, Virginia 23219, until, but no later than, **Wednesday, November 17, 2010 at 2:00 p.m.**, for that certain parcel of land (Parcels 074 and 084 combined), located in the County of Chesterfield, Virginia fronting on Route 653 Courthouse Road and being specifically described as follows:

Being as shown in RED on Sheets 14, 15 and 15(01) of the plans for Route 653, State Highway Project 0653-020-236, C-503, and lying east of and adjacent to the east Proposed Right of Way Line of Route 653, from a point approximately 85 feet opposite approximate Station 108+08 (Route 653 survey centerline) to a point approximately 84 feet opposite approximate Station 110+17 (Route 653 survey centerline) containing 0.84 acre, more or less, land; and being a part of the same lands acquired from James Clary, et al., by Deed dated June 5, 1985, recorded in Deed Book 1709, Page 1341; and also from Janice Foster Dyson by deed dated October 26, 1990, recorded in Deed Book 2127, Page 1014, in the office of the Clerk of the Circuit Court of the County of Chesterfield, Virginia.

Bids must be submitted in the manner prescribed in the "Instructions to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 30 days after approval of sale. The value placed on this parcel is \$37,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Elaine Zembruski at (804) 786-1729 or email at Elaine.Zembruski@VDOT.Virginia.gov.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

INSTRUCTIONS TO BIDDERS

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

1. The Virginia Department of Transportation (VDOT), is authorized to sell certain lands that are not needed for VDOT purposes. This property, located in the County of Chesterfield, Virginia, fronts on Route 653 Courthouse Road, is shown in red on attached plan sheets 14, 15 and 15(01) and identified as Parcels 074 and 084 combined, (PMI 1000892).
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until **Wednesday, November 17, 2010 at 2:00 p.m.**
3. Bids shall be enclosed in two (2) envelopes (outer and inner), each of which shall be sealed. The inner envelope shall be clearly labeled **"Sealed Bid Sale Dated Wednesday, November 17, 2010"**. The outer envelope shall be addressed as follows:

Virginia Department of Transportation
State Right of Way Property Management Program Manager
Attn: Elaine Zembruski/Annex Bldg., 5th Floor
1401 E. Broad Street
Richmond, Virginia 23219

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Bidder's expense. The risk of late delivery or misdelivery shall be upon the Bidder. Bidders are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Bidder and will be refunded within ten (10) days to all other Bidders. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after **Wednesday, November 17, 2010 at 2:00 p.m.** will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a "re-bid" will be held at a later date and time in order to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.

Instructions to Bidders

Sealed Bid Sale Dated Wednesday, November 17, 2010

Page 2 of 2

9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BIDDER (BUYER) TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Sealed Bid Notice
Instructions to Bidders
Bid Proposal Form
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Elaine Zembruski
Virginia Department of Transportation
Right of Way Property Management
1401 E. Broad Street
Richmond, Virginia 23219
Telephone: (804) 786-1729
Elaine.Zembruski@Virginia.VDOT.gov

BID PROPOSAL FORM

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

Melissa L. Corder
State Right of Way Property Management Program Manager
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

The undersigned, as bidder, hereby declares that he/she has examined the **Instructions to Bidders for Sealed Bid Sale Dated Wednesday, November 17, 2010**, and that he/she has inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the **Instructions to Bidders for Sealed Bid Dated Wednesday, November 17, 2010**.

The undersigned hereby agrees to purchase the property located in the County of Chesterfield, Virginia, upon the terms and conditions stated in the **Instructions to Bidders for Sealed Bid Sale Dated Wednesday, November 17, 2010**, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010".

FACT SHEET

SEALED BID SALE DATED WEDNESDAY, NOVEMBER 17, 2010

LOCATION:

10570 Dakins Drive and 1409 Courthouse Road, Chesterfield County.

ACREAGE:

Approximately 0.84 acre

IMPROVEMENTS (if any):

None

DESCRIPTION:

That certain parcel of land, being Parcels 074 and 084 combined, (PMI 1000892), located in the County of Chesterfield, fronting Route 653, Courthouse Road, being approximately 0.84 acre.

UTILITIES AVAILABLE:

Electric, Telephone, Water, Sewer - Utilities to be verified by bidder.

PARKING AVAILABLE:

Yes

EASEMENTS AND ENCUMBRANCES:

An 8' Alley Easement is located on the property along the rear property line.

A masonry subdivision sign may encroach this property – to be verified by bidder.

ZONING:

R-15

TAX MAP ID#:

Parcel ID: 7456972500000000 & 7456962789000000

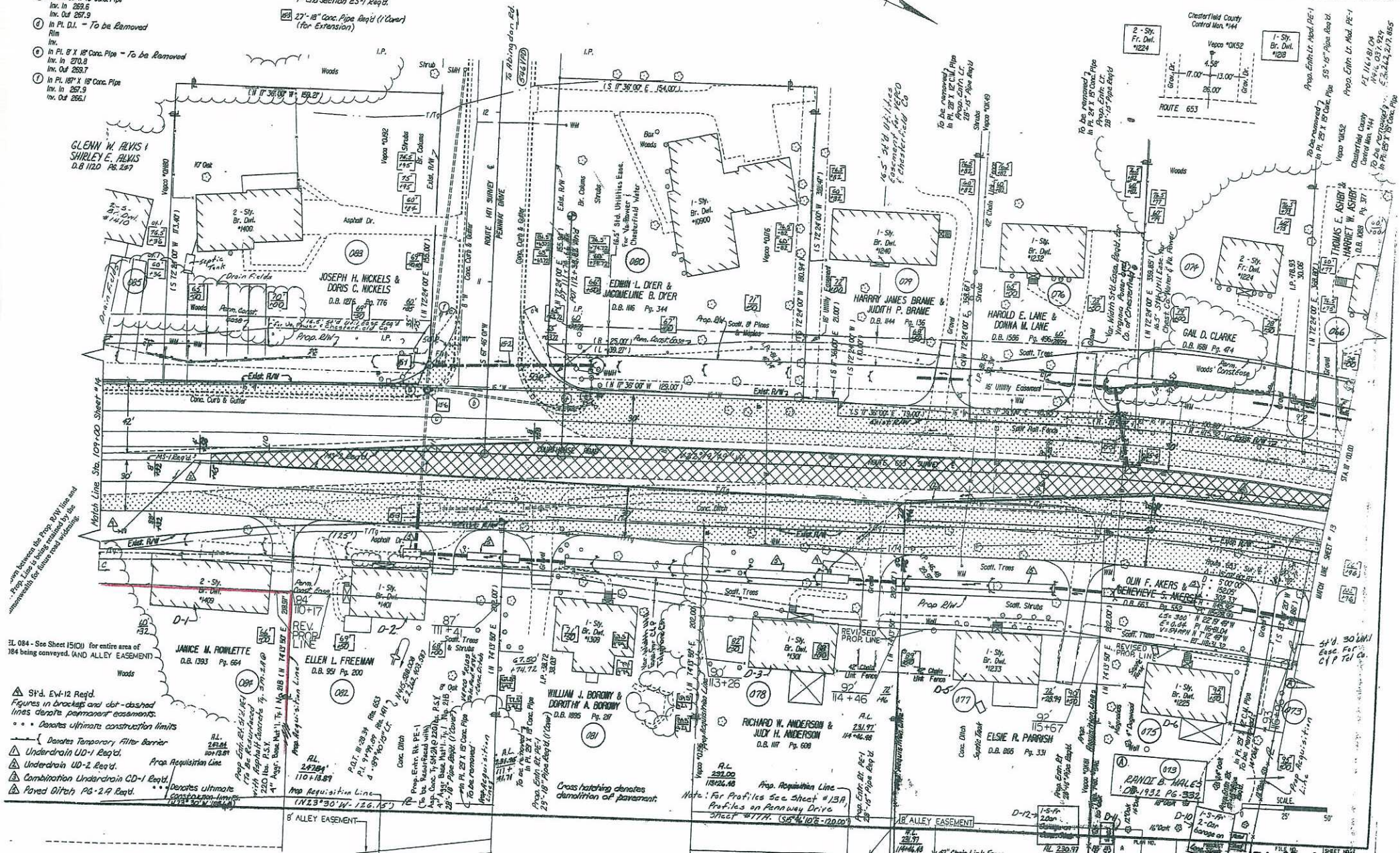
Notes: Property of Virginia Power
 32 Cables & Pedestals Property of C&P Telephone C.O.
 Lines Property of Chesterfield County

- ① In Pl. D.I. - To be modified to receive Std. MH-1 Frame & Cover
 Rim
 In Pl. 65' X 15' Conc. Pipe - To be Abandoned
 Inv. In 259.4
 Inv. Out 257.7
- ② In Pl. 65' X 15' Conc. Pipe
 Inv. In 259.5
 Inv. Out 257.9
- ③ In Pl. D.I. - To be Removed
 Rim
 Inv. In 270.9
 Inv. Out 269.7
- ④ In Pl. 8' X 18' Conc. Pipe - To be Removed
 Rim
 Inv. In 270.9
 Inv. Out 269.7
- ⑤ In Pl. 18' X 18' Conc. Pipe
 Inv. In 267.9
 Inv. Out 266.1
- ⑥ 4" LF - Manhole MH-1 Reqd.
 Inv. Elev. 267.70
 1-Frame & Cover MH-1 Reqd.
- ⑦ 12" - 15" Conc. Pipe Reqd. (1200)
 Inv. Elev. 270.80 (In) 267.90
 1-End Section ES-1 Reqd.
- ⑧ 27" - 18" Conc. Pipe Reqd. (1200)
 (for Extension)

Adjust Ext. DI. to receive Std. MH-1
 Frame & Cover of Grade. For details
 see Sheet #21.
 1-Std. MH-1 Frame & Cover Reqd.

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT

REVISED	FYMS	STATE	FEDERAL AID	ROUTE	STATE	SHEET NO.
PROJECT	REGION		PROJECT		PROJECT	
3	VA			653	0653 - 020 - 236, C-503	15



Notes: 1. Spd. Ext-12 Reqd.
 Figures in brackets and dot-dashed
 lines denote permanent easements.
 ... Denotes ultimate construction limits
 ... Denotes Temporary Filter Barrier
 ... Underdrain UD-1 Reqd.
 ... Underdrain UD-2 Reqd.
 ... Combination Underdrain CD-1 Reqd.
 ... Paved Ditch PG-2.9 Reqd.

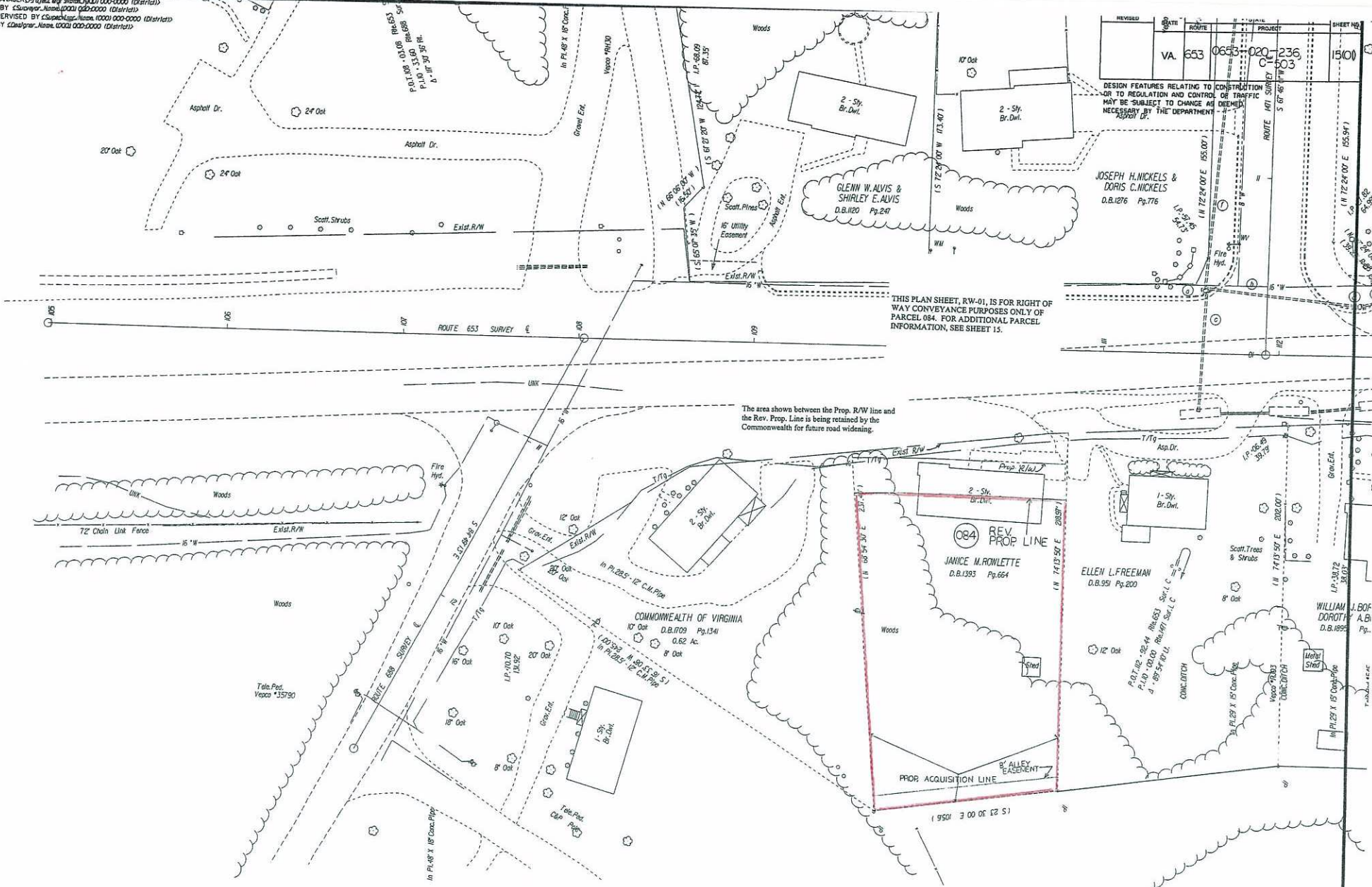
Notes: 1. Spd. Br. Dwl. #128
 2. Spd. Br. Dwl. #1224
 3. Spd. Br. Dwl. #1224
 4. Spd. Br. Dwl. #1224
 5. Spd. Br. Dwl. #1224
 6. Spd. Br. Dwl. #1224
 7. Spd. Br. Dwl. #1224
 8. Spd. Br. Dwl. #1224
 9. Spd. Br. Dwl. #1224
 10. Spd. Br. Dwl. #1224

Notes: 1. Spd. Br. Dwl. #1224
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 3. Spd. Br. Dwl. #1224
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 7. Spd. Br. Dwl. #1224
 8. Spd. Br. Dwl. #1224
 9. Spd. Br. Dwl. #1224
 10. Spd. Br. Dwl. #1224

PROJECT MANAGER: Project Mgr. Name: 10001 000-0000 (District)
 SURVEYED BY: Surveyor Name: 10001 000-0000 (District)
 DESIGN SUPERVISED BY: Designer Name: 10001 000-0000 (District)
 DESIGNED BY: Designer Name: 10001 000-0000 (District)

REVISED	DATE	ROUTE	PROJECT	SHEET NO.
VA.	653	0653-020	236	1500
			503	

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



THIS PLAN SHEET, R/W-01, IS FOR RIGHT OF WAY CONVEYANCE PURPOSES ONLY OF PARCEL 084. FOR ADDITIONAL PARCEL INFORMATION, SEE SHEET 15.

The area shown between the Prop. R/W line and the Rev. Prop. Line is being retained by the Commonwealth for future road widening.

SCALE
 0' 25' 50'

PROJECT	SHEET NO.

1000892